

JAMES  
SELICKS

16 FRINTON AVENUE

EVINGTON, LEICESTERLE5 6PN

OFFERS OVER: £315,000



A spacious and extended, two double bedroom semi-detached property located just off Welland Vale Road, providing good access to local shopping facilities along Downing Drive. The extension to the kitchen was built with a flat roof and double storey foundations, providing possible scope to extend to a three/four bedroom property (subject to the necessary planning consent).

Porch • entrance hall • two reception rooms • extended living kitchen • two double bedrooms • family bathroom • driveway • hard landscaped frontage • garage with side lobby & boiler store • deep, private lawned rear gardens • EPC - C

#### Location

Frinton Avenue is located approximately three miles east of Leicester, within catchments of local schooling, providing excellent access to Leicester city centre, professional quarters and mainline railway station, with local day-to-day shopping found along Uppingham Road and Downing Drive.

#### Accommodation

The property is accessed via double doors into a porch leading into an entrance hall housing the stairs to the first floor. The sitting room has a window to the front elevation, wood laminate effect flooring and a chimneybreast recess (with capped off fireplace supply). A second sitting room with a window to the front elevation and wood laminate effect flooring houses a useful understairs storage cupboard. The extended refitted living kitchen has a good range of eye and base level units and drawers with ample preparation surfaces, a one and a quarter bowl stainless steel sink with mixer tap over, gas cooker point with tiled splashbacks and extractor unit above, space for a dishwasher and fridge-freezer, inset ceiling spotlights, wood laminate effect flooring, space for a dining table and sliding patio doors leading onto the patio entertaining area.

To the first floor is a landing leading to two double bedrooms, both with overstairs storage cupboards, and a family bathroom having a white three piece suite comprising a low flush WC, wash hand basin with drawers beneath and a bath with shower over, airing cupboard housing an ideal classic wall mounted boiler, hot water tank, radiator, uPVC double glazed window to rear elevation.

#### Outside

To the front of the property is a paved driveway and a hard landscaped frontage behind conifer hedging and access to a garage with a side lobby leading to a boiler store housing the Baxi wall mounted boiler and providing plumbing for an automatic washing machine). To the rear of the property are attractive, deep east-facing lawned gardens with paved patio areas and mature shrubs.

**Tenure:** Freehold

**Local Authority:** Leicester County Council, **Tax Band:** B

**Conservation Area:** No.

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Fibre, mbps TBC

**Non-standard construction:** No

**Wayleaves, Rights of Way & Covenants:** None known

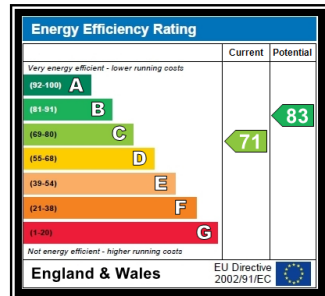
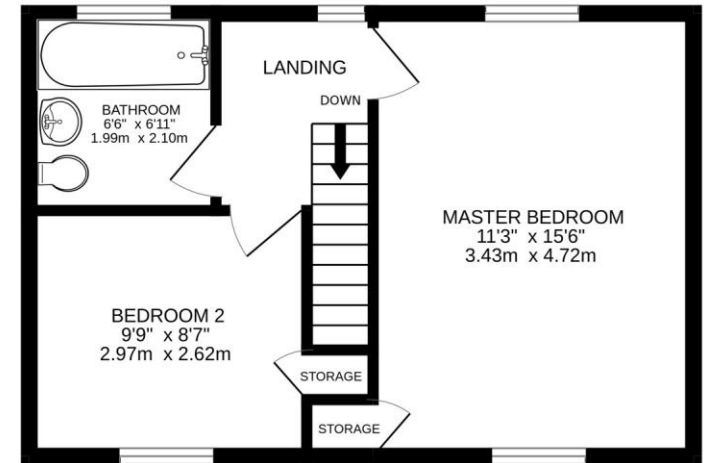
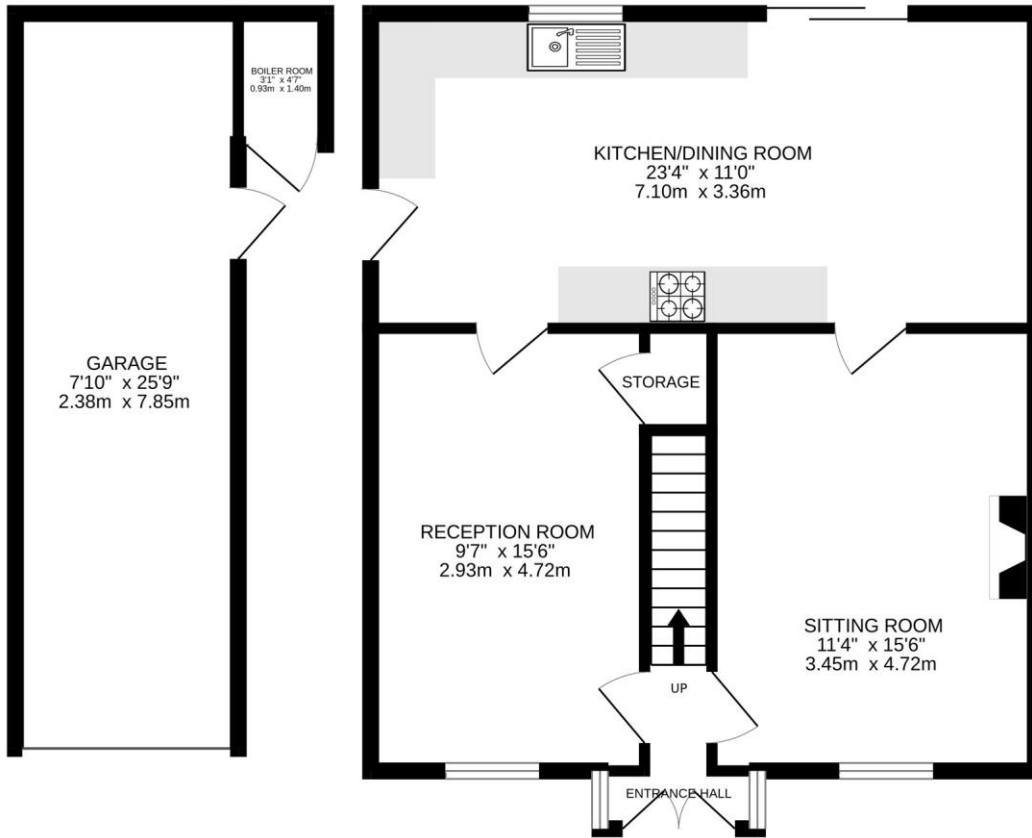
**Flooding issues in the last 5 years:** None known

**Accessibility:** None known









16 Frinton Avenue Evington, Leicester LE5 6PN

Total Approximate Gross Internal Floor Area = 1201 SQ FT / 111 SQ M

Measurements are approximate. Not to scale.  
For illustrative purposes only.

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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

